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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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April 23, 2025

Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on April 17, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Spring Street Restaurant LLC 185 Sullivan St 10012 (OP–Restaurant) (Transfer)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a modern bistro serving French-leaning cuisine located on the first floor and cellar of a six (6)-story residentially-zoned mixed-use, tenement style building (ca. 1897) on the block of Spring Street between Bleecker and West Houston Streets (Block #525/Lot #7), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas**, the ground floor premises being roughly 1,300 sq. ft. (the ground floor is approximately 560 sq. ft. connected by an interior staircase to a 700 sq. ft. basement, patron use of the basement is for bathroom access only) there will be eight (8) tables and 30 seats and one (1) bar with nine (9) seats for a total of 39 patron seats; there is there is one (1) entrance that serves as patron ingress and egress and two (2) bathrooms; and
- iii. Whereas**, the hours of operation will be Sundays through Saturdays from 11 AM to 2 AM; music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there are operable windows which will close at 10 PM every night; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there is no sidewalk café, roadbed dining or use of any other exterior space included with this application and the Applicant agreed that any future outdoor seating will close not later than 10 PM nightly; and
- iv. Whereas** the location had previously operated with an On-Premises Restaurant Liquor License since approximately 2015 under the name of Jack & Alice LLC dba Mimi (Lic. ID

#0340-21-118938); the instant application being an asset purchase with the method of operation remaining largely the same; and

- v. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
1. Premises will be advertised and operated as a modern bistro serving French-leaning cuisine with a full-service kitchen having full menu items available until closing every night.
 2. The hours of operation will be from 11 AM to 2 AM Sundays through Saturdays All patrons will be cleared and no patrons will remain after stated closing time.
 3. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
 4. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will have no more than 15 private parties/events per year.
 7. Will not have televisions.
 8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 9. Will have patron occupancy of the basement for bathroom access only. No service of alcohol in any portion of the basement of licensed premises.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 14. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
 15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **129 active licensed premises** within 750 ft. and 14 pending licenses according to LAMP; the Applicant’s closing hours and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the name of **Spring Street**

Restaurant LLC 185 Sullivan St 10012 unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Donna Raftery, Chair
SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan



Valerie De La Rosa, Chair
Community Board #2, Manhattan

VDLR/em

cc: Hon. Daniel Goldman, Congressman
Hon. Brad Hoylman-Sigal, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Friday, April 11, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Julia Buchmiller, as a qualified representative of Spring Street Restaurant LLC located at 185 Sullivan Street, New York, NY 10012 agree to the following stipulations:

Application Type: [X] OP Restaurant [] RW [] TW [] Alteration [X] Other: Transfer

[X] Premise will be advertised and operated as a modern bistro

[X] Hours of operation:

Sunday: 11 AM to 2 AM Thursday: 11 AM to 2 AM
Monday: 11 AM to 2 AM Friday: 11 AM to 2 AM
Tuesday: 11 AM to 2 AM Saturday: 11 AM to 2 AM
Wednesday: 11 AM to 2 AM

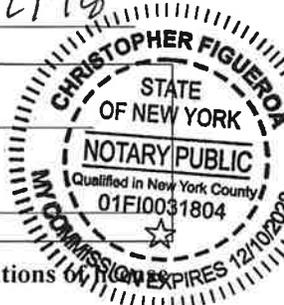
(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

- [X] Will operate a full-service restaurant, specifically a modern bistro serving French-leaning cuisine with the kitchen open and full menu items available until closing every night.
[X] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[X] There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating included with this application.
[X] Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
[X] Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
[X] Will not have televisions.
[X] Will have not more than 15 private parties per year.
[X] Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
[X] Will have patron occupancy of the basement for bathroom access only. No service of alcohol in any portion of the basement of licensed premises.
[X] Will not make changes to the existing facade except to change signage or awning.
[X] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[X] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
[X] There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
Will not have: [X] Dancing [X] DJs [X] Live Music [X] Promoted Events [X] Any event where cover fee is charged
[X] Scheduled Performances [X] Velvet ropes or metal barricades [X] Security Personnel/Doorman.
[X] Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
[X] Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Julia Buchmiller Phone Number: 404-630-2170

Signed [Signature] Print Name JULIA BUCHMILLER Dated 4/11/25
Sworn to this 11th day of April 2025 [Signature] Notary Public



CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of operation